

1 BILL NO. R-85-03-17

2 DECLARATORY RESOLUTION NO. R-30-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 March 1, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Buildings on General Electric Replat
12 Lots 1 to 5 S. PT. Lots 1 and 9 and
13 Lots 2 to 8 Wall Add Lots 30 and 31
14 W. 28 Ft. Lot 32 Edsall's Sub and Vac
Sts and Alleys E of Broadway and 10'
SP Adj. McCullough Pk.;

15 said property more commonly known as 1635 Broadway, Fort Wayne,
16 Indiana 46804;

17 WHEREAS, it appears that said petition should be pro-
18 cessed to final determination in accordance with the provisions
19 of said Division 6.

20 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
21 OF THE CITY OF FORT WAYNE, INDIANA:

22 SECTION 1. That, subject to the requirements of Section
23 4, below, the property hereinabove described is hereby designated
24 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
25 12.1. Said designation shall begin upon the effective date of
26 the Confirming Resolution referred to in Section 3 of this Resolu-
27 tion and shall continue for five (5) years thereafter. Said desig-
28 nation shall terminate at the end of that five-year period.

29 SECTION 2. That upon adoption of this Resolution:

30 (a) Said Resolution shall be filed with the Allen
31 County Assessor;
32

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart, seconded by Bradbury, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>2</u>	_____	_____	<u>2</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	_____	_____	_____	<u>✓</u>	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	_____	_____	_____	<u>✓</u>	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 2-12-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ (APPROPRIATION) (GENERAL) (SPECIAL) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. 2-30-85 on the 12th day of March, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. Giaquinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of March, 1985, at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of March, 1985, at the hour of 8:30 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant GENERAL ELECTRIC COMPANY
2. Owner(s) General Electric Company
3. Address of Owner(s) 1635 Broadway
Fort Wayne, Indiana 46804
4. Telephone Number of Owner(s) (219) 428-3693
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant 1635 Broadway
Fort Wayne, Indiana 46804
7. Telephone number of Applicant (219) 428-3693
8. Address of Property Seeking Designation 1635 Broadway,
Fort Wayne, Indiana 46804
9. Legal Description of Property Proposed for Designation (may be attached) Buildings on General Electric Replat Lots 1 to 5 S. PT.
Lots 1 and 9 and Lots 2 to 8 Wall Add Lots 30 and 31 W. 28 Ft.
Lot 32 Edsall's Sub and Vac Sts and Alleys E of Broadway and 10'
SP Adj. McCullough Pk.
10. Township Wayne
11. Taxing District Fort Wayne - Wayne

12. Current Zoning M3-Heavy Industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Manufacturing
- b. What Structure(s) (if any) are on the property? 30 Buildings, Fencing, Retaining Walls, and Overpass
- b. What is the condition of this structure/these structures? Fair
15. Current Assessed Value of Real Estate
- a. Land \$157 500
- b. Improvements \$1 611 100
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$142 730
17. Description of Proposed Improvements to the Real Estate
- (See attached listing)
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- January 1, 1985
- b. When is completion expected? December 31, 1985
19. Cost of Project (not including land costs) \$2 965 000 per attached listing

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Project will keep facilities competitive.

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Manufacture of motors, wire and electronic controls.

c. Anticipated time frame for reaching employment level stated above?

N/A

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) _____

None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

Plant located in a declining area

Plant located in Enterprise Zone

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Project will update current facilities which will contribute to the conservation and/or stability of neighborhoods by keeping business competitive.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None

25. Zoning Restrictions

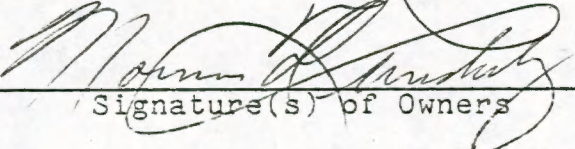
Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

Internal - From Corporate profits and borrowings

I hereby certify that the information and representation on this Application are true and complete.



Signature(s) of Owners

2/27/85

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing: _____

Date of Building Permit: _____

Approved or Denied? Date: _____

Allocation Area: _____

GENERAL ELECTRIC COMPANY
PLANNED 1985 REAL ESTATE EXPENDITURES
BROADWAY PLANT

Discription

(\$ 000)

Motor
Facility

Amount

Renovation of Building 31
Purchase of land for parking lots

\$2 100
100

2 200

Specialty
Transformer
Facility

Upgrade office in Building 26
Upgrade heating and vent.
Computer Room

480
150
135

765

Total Broadway Plant

\$2 965

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-NEW MANUFACTURING EQUIPMENT-



This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant GENERAL ELECTRIC COMPANY
2. Owner(s) General Electric Company
3. Address of Owner(s) 1635 Broadway
Fort Wayne, Indiana 46804
4. Telephone Number of Owner(s) (219) 428-3693
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant 1635 Broadway
Fort Wayne, Indiana 46804
7. Telephone number of Applicant (219) 428-3693
8. Address of Property Seeking Designation 1635 Broadway, Fort
Wayne, Indiana 46804
9. Legal Description of Property Proposed for Designation (may be attached) Newly installed manufacturing equipment located at
Key #94-2813-0001.

10. Township Wayne
11. Taxing District Fort Wayne
12. Current Zoning M3-Heavy Industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Manufacturing
- b. What is the condition of any structures on property? Fair
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate Assessed value not yet determined
16. Amount of Personal Property Taxes Owed During the Immediate Past Year
\$399 680 to be paid in 1985
17. Description of New Manufacturing Equipment to be installed on the Real Estate Various items of new manufacturing equipment and production tools used in the manufacture of motors and transformers per attached listing.
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment?
January 1, 1985
- b. When is installation expected to be completed? December 31, 1985
19. Cost of new manufacturing equipment? \$4 970 000 per attached listing

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? Yes X No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? Project will keep facilities competitive

b. What is the nature of those jobs? Manufacture of motors and transformers

c. Anticipated time frame for reaching employment level stated above?

N/A

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Plant located in a declining area

Plant located in Enterprise Zone

24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Project will replace obsolete equipment and will contribute to the conservation and/or stability of neighborhoods by keeping business competitive.

25. ~~Instrument Number of Commitments or Covenants Enforceably by the~~ City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None

26. Zoning Restrictions

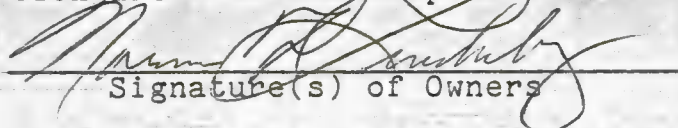
Will the installation of this equipment require a rezoning, variance, or other approval? Yes ☒ No

27. Financing on Project

What is the status of financing connected with this project?

Internal - From Corporate profits and borrowings

I hereby certify that the information and representation on this Application are true and complete.


Signature(s) of Owners

2/27/85
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Equipment to be installed: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing _____

Approved or Denied? Date: _____

Allocation Area: _____

GENERAL ELECTRIC COMPANY
BROADWAY STREET PLANT

SUMMARY

	(\$ 000)
	<u>Amount</u>
1985 Planned Newly-Installed Manufacturing Equipment as shown on Page 2	\$3 680
1985 Planned Production Tooling Expenditures as shown on Page 3	<u>1 290</u>
Total	<u>\$4 970</u>

GENERAL ELECTRIC COMPANY
1985 PLANNED NEWLY-INSTALLED MANUFACTURING EQUIPMENT

BROADWAY STREET PLANT

Description

(\$ 000)

Motor
Facility

Amount

Manufacturing and Business Systems	\$1 300
Production Control	
Purchasing	
General Book and Related Records	
EMC Product Development	400
All Other	<u>800</u>
	<u>2 500</u>

Specialty
Transformer
Facility

Control Line Consolidation	340
Miter Core Machine	240
Power Supply Test Equipment	220
Large Power Stacking	210
Large Power Test Equipment	100
Machine Tool Test Equipment	<u>70</u>
	<u>1 180</u>

Total Broadway Plant	<u><u>\$3 680</u></u>
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GENERAL ELECTRIC COMPANY
1985 PLANNED PRODUCTION TOOLING EXPENDITURES

BROADWAY STREET PLANT

Description

(\$ 000)

Motor
Facility

Amount

Miscellaneous Non-Durable Tooling	\$ 450
Dies	250
Molds and Inserts	150
Production Control System	100
Misc. Jigs and Fixtures	90
All Other	<u>100</u>
	<u>1 140</u>

Specialty
Transformer
Facility

New Patterns and Tools	80
Replacement Patterns and Tools	<u>70</u>
	<u>150</u>

Total Broadway Plant

\$1 290

BILL NO. R-85-03-17

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1

(1635 Broadway - General Electric)

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)

(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN DEFEATED

YES

NO

B. A. Eisbart

BEN A. EISBART
CHAIRMAN

Janet G. Bradbury

JANET G. BRADBURY
VICE CHAIRWOMAN

Samuel J. Talarico

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 3-12-85

SANDRA E. KENNEDY
CITY CLERK

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-85-03-17

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1. - (1635 Broadway - General
Electric)

EFFECT OF PASSAGE The project will update current facilities which will
contribute to the conservation and/or stability of neighborhoods by
keeping business competitive.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$7,935,000

ASSIGNED TO COMMITTEE (PRESIDENT) _____